



MEETING MINUTES

Housing Authority of Mono County

Board of Supervisors Chambers

REGULAR MEETING

County Courthouse
Bridgeport, California 93517

July 8, 2008

1:48 p.m. Meeting Called to Order by Chairman Hunt

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE HOUSING AUTHORITY

No one spoke.

1) Approval of Minutes
M08-005 Special Meeting of May 20, 2008.
Farnetti/Hazard, 5-0

2) Commission Member Reports
Commissioner Reid reported on the following: No Report

Chairman Hunt reported on the following: No Report

Commissioner Hazard reported on the following:

1. Received a phone call yesterday from a relative of the renter in the County home in Benton. The caller asked for air conditioning and yard improvements. There may be additional renters in the house who aren't listed on the lease.
2. Met with a developer in Chalfant who is developing a number of units in the White Mountain Estates project. He can use the reverse mortgage process to get seniors into a new manufactured home with reduced utility costs. Talked about the opportunity to work with the senior population to determine if they want to upgrade or change their housing situation using the reverse mortgage process. This would free up housing stock. Would like this issue agendaized for a future meeting.

Commissioner Farnetti reported on the following: No Report

Commissioner Bauer reported on the following: No Report

Break: 1:55 – 2:00 p.m.

3) Strategic Planning Workshop (Dewey Bandy, California Coalition for Rural Housing)

ACTION: Conduct workshop with the California Coalition for Rural Housing regarding Housing Authority structure, activities and organization; provide any desired direction to consultant/staff.

Dewey Bandy presented the following review:

- Housing Authority needs to create the type of housing required by Mono County.
- Issue about maintaining the existing housing stock, and having staff ensure it is being handled appropriately. Need a mechanism to better manage current housing stock.
- At this point the Housing Authority is a culmination of steady progress; coming from a place of accomplishment.
- This is a geographically large county with a few large housing markets.
- Need to better leverage external funding sources.
- Mammoth Lakes Housing may need to become a regional housing entity.
- Options: in-house model (fully staffed and operated by County), hybrid model (some services contracted out), partnership model (Mammoth Lakes Housing becomes the program arm).
- Having a track record is vital to obtaining funding.
- Recommended the partnership model since Mammoth Lakes Housing is already established. With the partnership model, the Housing Authority can play a role without having to manage the properties. Some staff assistance will be required during the transition period. This model uses an MOU and contract for services.
- May be able to access funds set aside for non-profit organizations by using the partnership model. Many housing authorities have a non-profit arm.
- Need for creative housing solutions; this requires experience.
- If partner with Mammoth Lakes Housing, Mono County needs strong representation on the housing board.
- The County needs to hire a resource development specialist.
- The Housing Authority should become partially self sustaining through revenue generating housing activities.
- Consider an increase in the TOT targeted specifically to housing for vital services employees.
- Develop regional or community housing strategy plans that can inform Housing Authority activities.
- Execute a contract with Mammoth Lakes Housing to proceed with the partnership model.
- Provide direction and guidance for operationalizing the Housing Authority.

Discussion

Commissioner Hazard: The community planning process is the best recommendation. Need to know first where to place housing stock and then design a program. Target specific projects with Mammoth Lakes Housing. Concerned about creating a bureaucratic system; prefers using specific contracts for projects. Agree with the partnership model, but it needs to be limited to the areas with the best opportunities.

Chairman Hunt: Determine critical needs first. Have had trouble determining the roles of the County and Mammoth Lakes Housing. Making Mammoth Lakes Housing a regional organization will change their mission. The overall plan must address specific needs of each area.

Commissioner Farnetti: If believe there is a need, the Housing Authority should commit to a program. A grant writer could help access funding.

Commissioner Bauer: Need to make some decisions and move forward. Supports the idea of a partnership.

Commissioner Reid: This issue has been discussed for 30 years without any progress. There is a need in the County, but it is time to either move forward or end the process. Bandy's recommendations should be reviewed by Mammoth Lakes Housing and County staff, and a cost analysis brought back to the Housing Authority. A successful model in Lee Vining will positively impact other areas in the County.

Bandy: The partnership model is the least bureaucratic and is the easiest to terminate. Need to determine if want the Planning Department to continue as the *de facto* housing arm. Debates and discussions suggest the need for more data about housing needs. Should try to get ahead of the curve while the housing market is currently in a down turn.

David Wilbrecht: Suggested that County staff meet with Mammoth Lakes Housing and prepare a budget policy so the Housing Authority can consider alternatives. Staff is prepared to move in this direction.

The Commissioners agreed with Wilbrecht's approach.

ADJOURN: 3:10 p.m.

The Housing Authority will meet in regular session on **September 9, 2008**, in the Board of Supervisors Chambers, County Courthouse, Bridgeport, California.

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